



Sellers Land Disclosure

Address or Location: 25146 Nahr Rd Leon ID 335 Acres m/c Eden Township
Zoning: A-2 Does zoning currently allow for the intended use? (Yes) No
What will be the basis of this sale?: Gross Acres Net Acres
What School District is this property associated with?: Central Decatur
Have covenants been established for this location? Yes No If Yes, attach a copy.

1. Are buildings present on the property?

(Yes) No

2. Is there an Association that requires Dues?

Yes (No)

3. Water Availability:

- ☒ Rural
☐ Well
☐ Combination
☐ None

4. What types of Sewage Disposal Systems are present at this location?

- ☐ City Sewer
☒ Septic
☐ None

If septic is circled, is the system in compliance with county regulations?

Yes (No) If No, Explain

will not meet code

5. Name of the Electric Company that provides service to this location: SW REC

6. What type of fuel is available at this location?

- ☐ LP Gas
☐ Natural Gas
☐ Other
☒ None

7. Are there any Easements or other encumbrances on file for the location? (Yes) No

If Yes, provide a brief description of such.

rightway for roads

8. Will a property survey be required? (Yes) No

If Yes, who is responsible for the cost?

(Seller) Buyer

9. Will it be necessary to build a driveway to access the property? Yes (No)

10. Is there a Private Road located on this property?

(Yes) No

11. Are fences present around the property? (Yes) No

If Yes, what is the condition of the property line fences?

- ☐ New
☒ Properly Maintained
☐ Poor

Are the fences accurate in comparison to property lines?

(Yes) No

12. What type(s) of improvements are present to this property?

- ☒ Terraces
☒ Grain Bins
☐ Tile
☐ Springs
☒ Ponds
☐ Other

13. Is there currently a Tenant on this property? (Yes) No

If Yes, has the tenant been provided with a termination notice? Yes (No)

What are the terms of the current agreement?

Employee living in Arrhand House

14. Is the land enrolled in any Government Programs?

(Yes) No

If Yes, identify the programs below.

- ☒ CRP
☐ DCP
☐ Conservation Agreements
☐ Wetlands
☐ Forest Service
☐ Other

15. What type(s) of Environmental Concerns are present on this property?

- ☒ Feedlots
☐ Landfills Burial Grounds
☐ Underground Storage Tanks
☐ Illegal Dump Sites
☐ None
☐ Other

Additional Remarks: (use back side for more information)

Chris Potts

Seller

Buyer

Emily Perry

Seller

Buyer

2-22-16

Date

Date